ORDINANCE	NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1204 SAN ANTONIO STREET FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office (GO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2015-0133A, on file at the Planning and Zoning Department, as follows:

11,043 sq. ft., tract of land, more or less, out of and a part of Lots 3 and 4, Block 151, of the Original City of Austin, according to the map or plat of the Original City files in the General Lane Office of the State of Texas, and being the same property conveyed by Richard D. Hardin, Trustee, to Jay Johnson, Doyne Bailey, Margaret Barrett, Bobby Blake, Janet Brown, Ray Cornett, James Craddock, Elisha Demerson, Connie Nicholson, Homer Roberson and Mitch Shamburger, Trustees of the Texas Association of Counties Workers' Compensation Self Insurance Fund in that Deed of Record in Volume 10600, Page 908, of the Real Property Records of Travis County, Texas, said 11,043 sq. ft. tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1204 San Antonio Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses on the Property:

Cocktail lounge Liquor sales Bail bond services Pawn shop services Outdoor entertainment

used in a	The maximum height of a building or structure for the Property may not ex 60 feet. as specifically restricted under this ordinance, the Property may be developed accordance with the regulations established for the downtown mixed use (D and other applicable requirements of the City Code.	l and
	3. This ordinance takes effect on, 2016. D AND APPROVED	
APPRO		
	Anne L. Morgan City Attorney Jannette S. Goodall City Clerk	

Draft 6/9/2016

CRICHTON AND ASSOCIATES

6448 HIGHWAY 290 EAST SUITE B-105 AUSTIN, TEXAS 78723 512-244-3395

FIELD NOTES

FIELD NOTES FOR A 11,043 SQ. FT., TRACT OF LAND, MORE OR LESS, OUT OF AND A PART OF LOTS 3 AND 4, BLOCK 151, OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT OF THE ORIGINAL CITY FILED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEIN THE SAME PROPERTY CONVEYED BY RICHARD D. HARDIN, TRUSTEE, TO JAY JOHNSON, DOYNE BAILEY, MARGARET BARRETT, BOBBY BLAKE, JANET BROWN, RAY CORNETT, JAMES CRADDOCK, ELISHA DEMERSON, CONNIE NICHOLSON, HOMER ROBERSON AND MITCH SHAMBURGER, TRUSTEES OF THE TEXAS ASSOCIATION OF COUNTIES WORKERS' COMPENSTATION SELF INSURANCE FUND IN THAT DEED OF RECORD IN VOLUME 10600, PAGE 908, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 11,043 SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton gin spindle found on the South line of a 20.00 foot alley way, at the Northeast corner of a 567 square foot tract described as Tract 2 by deed conveyed to Texas Retailers association in Volume 7872, Page 518 of the Deed Records of Travis County, Texas, same being the Northwest corner of this tract, for the **POINT OF BEGINNING**.

THENCE S73°26'58"E with the South line of said 20.00 foot alley way and the North line of this tract a distance of 138.00 feet to a ½" iron pin set at the intersection of the South line of said 20.00 foot alley way and the West R.O.W. line of San Antonio Street, for the Northeast corner of this tract.

THENCE S16°25'32"W with the West R.O.W. line of San Antonio Street and the East line of this tract a distance of 80.01 feet to a ½" iron pin set on the West R.O.W. line of San Antonio Street, at the Northeast corner of Lot 1, W.A. Harpers Resubdivision of part of the South one-half of Block 151, Original City of Austin, a subdivision recorded in Volume 3, Page 8 of the Plat Records of Travis County, Texas, for the Southeast corner of this tract.

THENCE N73°27'28"W with the North line of said Lot 1, same being the South line of this tract, passing the West line of Lot 1, same being the East line of Lot 3, of said W.A. Harpers Resubdivision, for a total distance of 138.00 feet to a Mag Nail found on the East line of Lot 4 of said W.A. Harper Resubdivision, at the Northwest corner of said Lot 3, for the Southwest corner of this tract.

THENCE N16°25'32"E with the East line of said Lot 4 and the West line of this tract, pass the Southeast corner of said 567 square foot tract, same being the Northeast corner of said Lot 4, continuing for total distance 80.03 feet to the POINT OF BEGINNING and containing 11,043 square feet, more or less.

BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal October 9, 2015

Herman Crichton, R.P.L.S. 4046 JOB NO. 15_198_tract3



TRACT 1: 6.407 SQUARE FEET OF LAND, MORE OR LESS, OUT OF AND A PART OF LOTS 1 AND 2, BLOCK 151, OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE PLAT ON FILE WITH THE GENERAL LAND OFFICE FOR THE STATE OF FIXAS, AND BEING THE SAME PROPERTY CONVEYED BY NONB TEXAS NATIONAL BANK TO THE TEXAS ASSOCIATION OF COUNTIES WORKERS' COMPENSATION SELF INSURANCE FUND IN THAT DEED OF RECORD IN VOLUME 11307, PAGE 693, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. TRACT 2: 57 SQ. FT. TRACT OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF LOT 2. BLOCK 151. ORBIGNAL CITY OF AUSTIN. TRAVIS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT 2 BY DEED CONVEYED TO TEXAS RETAILERS ASSOCIATION IN VOLUME 7872, PAGE 518 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS ALTA/ACSM SURVEY OF: GRAPHIC SCALE mch = 20

TRACT 3: 11,043 SOUMRE FETT OF LAND, MORE OR LESS, OUT OF AND A PART OF LOTS 3 AND 4, BLOCK 151, OT THE ORIGINAL CITY OF AUSTIN, IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF THE ORIGINAL CITY FILED IN THE CENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING HER SAME PROPERTY OF DOWNETED IN THE CENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING MARE SAME PROPERTY OF ORD WITCH SOUMRIN, TRUSTERS ON CONNET LAMES CADDOCK, LOSTAE BAILEY, MARCHEN BEING AND MITCH SHAMBURGER, TRUSTERS OF THE TEXAS ASSOCIATION OF COUNTIES WORKERS' COMPENSATION SELF INSURANCE FUND IN THAT DEED DF RECORD IN VOLUME 10600, PAGE 908, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

TRACT 1
STEWART TITLE GUARANTY COMPANY
NO. 709200, ISSUED: DECEMBER 31,
SCHEDULE "B" ITEMS: 2007

BED, SUBLICT TO: TENAS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ASSIGNMENT AND ASSULPTION OF LARSE, EXCUITED BY ALONE TAKE, NATION BANK AND THE TEXAS ASSOCIATION OF COUNTIES WORKERS' COMPENSATION SELF NUSIFAMES FUND, RECORDED IN YOLUME 11307, PAGE 937, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (NOTED HERDIN)

TRACT 2
PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

9 TRACT 3

STEWART TITLE GUARANTY COMPANY
NO. 709199, ISSUED: DECEMBER 31, 2007
SCHEDULE "B" ITEMS:

BES) SEWER EASEMENT ACROSS THE SUBJECT PROPERTY, DESCRIBED IN VOLUME 286, PAGE 150, VOLUME 380, PAGE 510, VOLUME 848, PAGE 477, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. 1) SUBJECT TO: RESTRICTIVE COVENANTS RECORDED IN VOLUME 8521, PAGE 889, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (MOTED HEREON)

66) SEMER EASEMENT RESERVED BY J. STANLEY WRIGHT AND RELLA WRIGHT, AS RECORDED BN VOLUME 5754, PAGE 2377, OF THE DEED RECORDS OF TRAVES COUNTY, TEXAS.

64) SUBJECT TO: TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ARREMENT CONCERNING A SIDEMALK, RECORDED IN VOLUME 589, PAGE 119, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (NOTED HEREON)

6a) SUBJECT TO: TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT OF WAY ENCROCHERT LICENSE AGREEMENT NO. 7811-0107, RECORDED UNDER DOCUMENT NUMBER ZOOS1825SO, IN THE OFFICIAL PUBLIC RECORDS OF TRAYIS COUNTY, TEXAS. (NOTED HEREON)

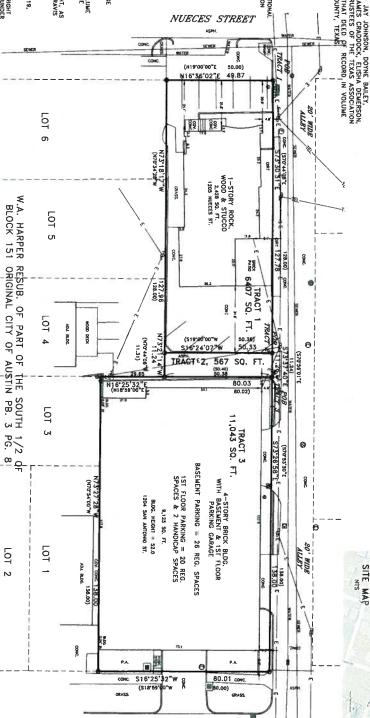
NUMBER:

The undersigned, being a registered surveyor of the State certifies to 9

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly astablished and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a) and (7(a), 8, 9, 10, 11(a)) and (b), 13, 16 and 20 of Table Attended. THE FELD WORK WAS COMPLETED ON OCTOBER 1, 2915

DATE OF PLAT OR MAP OCTOBER 9, 2015

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SAN ANTONIO STREET

GENERAL NOTES:

1) BEARING BASIS = TEXAS STATE PLANE COORDINATES (NAD 83), TEXAS CENTRAL ZONE (4203)

2) THIS TRACT LIES IN ZONE X, AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON COMMUNITY PAREL NUMBER 48453C 0465 H, OF THE FLOOD INSURANCE BATE MAP PREPARED FOR THE CITY OF AUSTIN BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT, H.U.D. ON SEPTEMBER 26, 2008.

TRACT 1 HAS 9 REGULAR PARKING SPACES AND 0 (ZERO) HANDICAP PARKING SPACES, FOR A TOTAL OF 9 MARKED PARKING SPACES ON THIS TRACT.

4) TRACT 3 HAS 46 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES FOR A TOTAL 48 MARKED PARKING SPACES ON THIS TRACT.

(GENERAL OFFICE) BY THE CITY OF AUSTIN. 4) THE UNDERGROUND UTILITIES SHOWN HEREON ARE SCALED PER CITY OF AUSTIN RECORD UTILITY MAPS.

5) TRACT 1, TRACT 2 AND TRACT 3 ARE ZONED "GO" THE SITE DEVELOPMENT STANDARDS ARE AS FOLLOWS:

MINIMUM LOT SIZE
MINIMUM LOT WIDTH
MAXIMUM BUILDING COVERAGE
MAXIMUM IMPERVIOUS COVER
MAXIMUM FLOOR AREA RATIO 5,750 50 FT 60% 80% MINIMUM SETBACKS
FRONT YARD
STREET SIDE YARD
INTERIOR SIDE YARD
REAR YARD 5555 EFEE 60

THERE IS NO OBSERVED EVIDENCE OF:

A) CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

SITE USE AS A SOLID WASTE DUMP, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. SUMP OR SANITARY LANDFILL

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TBIS Firm # 101727-00 6446 East Highway 290 6446 East Highway 290 Austin, Tozas 79723 (512) 244-3399 Orders@Cfchlohoand.dasociates.com	CRI
TBLS Firm # 101727-00 6448 East Highway 290 Suite B105 Austin, Texas 76723 (512) 244-3396 rs@CrichlonandAssociate	CRICHTON AND ASSOCIATES INC. LAND SURVEYORS
90 90 tes.com	ins in N

205 Nueces Street & 1204 San Antonio Street Austin, Texas 78701

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SCALE: 1" = 20'	DATE: October 9, 2015	
DWG NO 15 198	JOB NO. 15_198	

